



*City of Pleasant Hill*

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MEMORANDUM

TO: Mayor and City Council  
FROM: June Catalano, Manager  
DATE: October 25, 2013  
SUBJECT: **WEEKLY UPDATE**

**PUBLIC WORKS AND COMMUNITY DEVELOPMENT**

**Building Division**

- Pleasant Hill Industrial Park (2432 & 2447 Estand Way) – Tenant improvement plans to expand Diablo Fitness has been reviewed and approved and is ready for permit issuance.
- Two Worlds (91 Gregory Lane #4) – A tenant remodel permit has been issued for the existing International Farmers Aid Association.
- New Residence (41 Morello Court) – A permit to complete the new residence, which was originally issued in 2004, has been reinstated and work will commence.

**Engineering Division**

- Caltrans I-680 Concrete Resurfacing Project Update - Caltrans' contractor continues to grind and groove the roadway surface along I-680 freeway between Monument Boulevard and SR 242 split this week, this operation is expected to be completed by November 8th. The contractor was not allowed to work for a couple of days this week due to the BART shutdown (to prevent closure of freeway lanes during the BART strike), resulting in a slight delay on the project schedule. All I-680 construction work will continue to be done at night, Monday thru Friday, and residents are encouraged to be on the lookout for freeway on/off-ramp closures and signed detours during this time. For any questions in regards to the I-680 construction work, please utilize the Caltrans contacts listed below:

Project Noticing/Public Relations Issues  
Adam Priest, Caltrans Public Information Officer  
(510) 286-5543

General Project Inquiries  
Asghar “Oscar” Rezaei, Caltrans Project Manager  
(925) 602-9023

- Buskirk Avenue Widening Phase 2 Improvement Project – The Project Contractor, Ghilotti Inc., and their subcontractors, are currently working on Stage 1B (closed sections of Buskirk Avenue). Overall, the project is on schedule and anticipated to be completed by September 2014.

### **Current Buskirk Project Activities**

#### PG&E, Comcast, ATT Utility Cutovers (Ongoing – December 2013) – On schedule

This past week, PG&E’s contractor, All Day Electric (ADE), completed their final cutover of all underground services on the Buskirk project. ADE also topped off (cut the PG&E section of the pole) all utility joint poles along the north side of Hookston Road as scheduled on the evening of October 21, 2013.

In preparation for their cutover work (convert overhead facilities to underground), Comcast is currently installing new cables while AT&T is currently splicing the new cables that have been installed.

#### Ghilotti Brothers Stage 1B Project Improvements (Ongoing – December 2013)

Ghilotti continues to construct concrete median curb, curb and gutter, and sidewalk within the closed section of Buskirk Avenue and the “S” curve section. Ghilotti is tentatively scheduled to work this Saturday to get ahead of the anticipated wet weather in order to prepare for the paving of the Stage 1B roadway section. This Saturday’s work entails off-hauling excess subgrade material in preparation for the final grading.

Saint Francis Electric continues with the installing of new street light pole foundations along the west side of Buskirk Avenue between Rubio’s and the existing bus stop. Lane closures will be set up as needed along Buskirk Avenue. Expect lane closures to be typically from 9:30 a.m. to 4:00 p.m. Some variations in the lane closure hours can occur because of construction site and equipment issues along with weather conditions.

For more project information, please see future Weekly Updates, visit the City’s Buskirk Avenue web page at “[www.pleasant-hill.net/buskirk](http://www.pleasant-hill.net/buskirk)” or contact the City’s Construction Manager, Jeff Ocampo at (925) 671-5208 or by email at [jeff@ghirardelliassoc.com](mailto:jeff@ghirardelliassoc.com).

### Encroachment Permits

1979 Jeanette Drive – Pipe burst sewer lateral repair  
1042 Santa Cruz Drive – Pipe burst sewer lateral repair  
188 Southwind Drive – Excavate in sidewalk for emergency AT&T repairs  
203 Margie Drive – Asphalt paving at CCWD repair  
150 Flame Drive – Asphalt paving at CCWD repair

## **Maintenance Division**

- Paving - Staff paved a small portion of the Police Department's rear parking lot. A planter area was removed to make access more manageable.
- Tree Removal - Staff set up traffic control for Valley Crest Tree Service while they removed a pair of large Pine Trees that were creating a hazardous condition on Taylor Boulevard east of Apollo Way. The trees were leaning at a 25-degree angle over the roadway.

## **Planning Division**

### **Planning Commission**

- ***Historic & Cultural Resources Policy Review And Recommendations:*** The Planning Commission continued their review and discussion on historic and cultural resource policy issues, received additional public input and provided direction to staff to prepare recommendations to the City Council to follow-up on the public workshop that was initially held by the Planning Commission at a special meeting on September 17, 2013.

Action: Thirteen members of the public addressed the Commission. The Planning Commission considered the comments received and discussed recommendations to the City Council. The Commission provided direction to staff to prepare and forward their recommendations to the City Council for their consideration.

Appeal Period: None since only a recommendation to the City Council was provided.

## **Zoning Administrator**

Tree Removals Approved:

- One Monterey pine (31") in rear yard of 231 St. Germain Lane

## **Architectural Review Commission**

No meeting scheduled.

## **Code Compliance**

Inquiries received and follow-up items being addressed this week include the following:

Follow-ups on Prior Inquiries:

- Banbridge Place: Complaint regarding junk and debris and no garbage service. Re-inspection complete. Violations include trash and debris, lack of garbage service and poor exterior paint condition. Trash and debris removed. Garbage service active. Exterior paint preparation in progress. **Re-inspect property next week.**
- Belmont Court: Complaint regarding collection containers stored in public view. Some containers still remain. **Re-inspect property this week.**
- Charlton Drive: Inquiry in reference to the status of an existing violation regarding the roof of a residence. Contact made with property owner and the roof issue was discussed. **Case under review.**
- Civic Drive: Complaint regarding possible dead or diseased tree. Site inspection complete. Tree determined to not be a hazard. **Case closed.**
- Contra Costa Blvd.: Complaint regarding overgrown weeds. Re-inspection complete. Conditions unchanged. **Re-inspect property next week.**
- Cortsen Road: Complaint regarding trash and debris and possible inhabitants residing at residence without active electrical service. Property vacant. Property secured and clear of all junk and debris. **Continue to monitor property and coordinate future actions with Building and Police Department.**
- Diablo Court: Complaint regarding junk and debris. Re-inspection complete. Junk and debris removed. **Case closed.**
- Doray Drive: Complaint regarding illegal structure. Site inspection complete. Review issue with Building Department. **Case under review.**
- Dudley Court: Complaint regarding junk and debris. Re-inspection complete. Conditions unchanged. Contact property owner to discuss case. **Re-inspect property next week.**
- Esther Drive – Case 1: Complaint regarding junk/debris and inoperable vehicles in public view. Site inspection complete. Contact made with property owner. Extension granted. **Re-inspect property in two weeks.**
- Esther Drive – Case 2: Complaint regarding hedges obstructing the view of oncoming traffic. Site inspection complete. Sending Notify Letter to property owner. **Re-inspect property next week.**

- Gregory Lane: Complaint regarding poor exterior paint condition. Re-inspection complete. Exterior section re-painted. **Case closed.**
- Hoover Ave: Complaint regarding junk and debris and inoperable vehicles. Some vehicles and debris have been removed. Property owner not available for scheduled inspection. Additional message left for property owner to contact me to re-schedule the inspection. **Case under review.**
- Liahona Court: Complaint regarding junk and debris. Violations include junk/debris, inoperable vehicles, damaged fencing and peeling exterior paint on house. Some debris removed from property and initial prep work for painting in progress. Vehicles unchanged. Property owner requested additional time to correct violations. **Re-inspect property next week.**
- Margie Drive – Case 1: Complaint regarding junk and debris. Site inspection complete. Discussed violation with property owner. **Re-inspect property next week.**
- Margie Drive – Case 2: Complaint regarding inoperable vehicle. Site inspection complete. Left door hanger. **Re-inspect property next week.**
- Mazie Drive: Accessory structures without approval in a rear yard. Plans submitted last week for review. Plans approved. Contacted tenant who stated they may remove the structure per the owner's request. **Continue monitoring progress and coordinate final inspection with Building Department.**
- McKissick Street: Complaint regarding a permanent basketball structure. Re-inspection complete. Structure unchanged. Contact property owner. **Case under review.**
- Monument Blvd.: Complaint regarding damaged fence. Site inspection complete. Notify Letter sent to property owner. Contact made with business manager. Fencing scheduled to be repaired. **Re-inspect property next week.**
- Oakvue Road: Complaint regarding an inoperable vehicle. Vehicle unchanged. Contact made with property owner to confirm the removal of the vehicle. **Re-inspect property this week.**
- Odin Place: Complaint regarding overgrown weeds and debris at the rear yard. Violations include overgrown vegetation, hedges obstructing the public sidewalk and

peeling exterior paint. Debris and overgrown weeds removed. **Re-inspect property next week.**

- Patricia Drive: Complaint regarding junk and debris and lack of garbage service. Re-inspection complete. Garbage service active. Fire damage at the residence. Construction work in progress for interior repairs. **Monitor property during cleanup and repairs and coordinate final inspection with Building Department.**
- Patterson Blvd. – Case 1: Complaint regarding overgrown weeds and debris. Re-inspection complete. Some progress made. Continue to try and make contact with property owner to discuss case. **Re-inspect property next week.**
- Patterson Blvd. – Case 2: Complaint regarding overgrown hedges obstructing the view of oncoming traffic. Re-inspection complete. Conditions unchanged. Left business card requesting that the owner contact staff to discuss the case. **Re-inspect property next week.**
- Pleasant Hill Road – Case 1: Complaint regarding junk and debris in a front yard and overgrown weeds. Conditions unchanged. **Case under review.**
- Pleasant Hill Road – Case 2: Complaint regarding junk and debris at front yard. Re-inspection complete. Violations consist of junk and debris throughout the property and an inoperable vehicle at the front yard. Conditions unchanged. Contact made with property owner. The junk/debris and inoperable vehicle will be removed in two weeks. **Re-inspect property in three weeks.**
- Pleasant Hill Road – Case 3: Complaint regarding dead vegetation and illegal signage. Site inspection complete. Contact property owner to review signage issue. **Re-inspect property next week.**
- Shelly Drive – Case 1: Complaint regarding two trees removed without proper permits. Site inspection complete. Left business card requesting information on the removal of two trees at the front yard. **Re-inspect property next week.**
- Shelly Drive – Case 2: Complaint regarding junk/debris and garbage cans left out near collection point. Site inspection complete. Notify Letter sent to property owner. **Re-inspect property next week.**
- Skander Drive: Illegal accessory structures. City Attorney contacted listing agent. Property has not been sold. Contact made with bank and discussed the removal of the

structures. **Continue to monitor progress on a weekly basis until violations are corrected.**

- Sky Ranch Lane: Complaint regarding overgrown weeds and debris. Re-inspection complete. Conditions unchanged. Left business card at property requesting contact from owner. **Re-inspect property this week.**
- Strand Avenue: Complaint regarding junk and debris at front and side yards and inoperable vehicles. Junk and debris unchanged. Contact made with property owner. The junk and debris will be removed within two weeks. **Re-inspect property in two weeks.**
- Sylvia Drive: Complaint regarding occupied accessory structure. Contact made with property owner. **Initial inspection scheduled for the end of the month.**
- Taylor Blvd.: Complaint regarding a home in disrepair. Violations include overgrown weeds and deteriorating exterior paint. Weeds removed. Painting work not in progress. Left additional message with property owner to confirm start date. **Re-inspect property next week.**
- Wendy Drive: Complaint regarding inoperable vehicles and debris. Re-inspection complete. Some junk and debris removed. Contact made with property owner. Owner is in the process of removing the remaining debris and inoperable vehicles. Owner requested a two week extension. Extension granted. **Re-inspect property next week.**

New Inquiries:

- Alan Drive: Complaint regarding garbage and recycling containers left out at collection point. Site inspection complete. No violation. **Case closed.**
- Diablo View Road: Complaint regarding a hedge obstructing the view of oncoming traffic. **Site inspection scheduled for this week.**
- Duke Circle: Complaint regarding a rooster at the property. Site inspection complete. No signs of barking dogs. Continue to monitor. **Re-inspect property next week.**
- Greenock Lane: Complaint regarding barking dog. Site inspection complete. No signs of barking dogs. Continue to monitor. **Re-inspect property next week.**

- Luella Drive: Complaint regarding excessive leaf blowing. Site inspection complete. Unable to make contact with property owner. Continue to monitor. **Re-inspect property next week.**
- Mohawk Drive: Complaint regarding home based construction business in a residential district. Site inspection complete. No signs of HBB. Continue to monitor. **Re-inspect property next week.**
- Pillon Real: Complaint regarding fallen tree branch obstructing the public thoroughfare. Site inspection complete. Contacted listing agent. Branch scheduled to be removed. **Re-inspect property next week.**
- Price Lane: Complaint regarding junk/debris at front yard and driveway. Site inspection complete. No violations. **Re-inspect property next week.**
- Santa Lucia Drive: Complaint regarding junk/debris at front yard and abandoned trailer on the public street. Re-inspection complete. No signs of junk or debris at front yard. Trailer removed. **Case closed.**
- Wendy Drive: Complaint regarding junk/debris at front yard. Site inspection complete. No signs of junk or debris at front yard. **Re-inspect property next week.**

Proactive Work:

- Barbara Court: Proactive case opened for junk and debris on driveway. Additional items removed. Painting work in progress. Contact made with tenant. Extension granted for exterior paint work. **Re-inspect property in two weeks.**
- Esther Drive – Case 1: Proactive case opened for junk and debris in public view. Left door hanger. **Re-inspect property next week.**
- Esther Drive – Case 2: Proactive case opened for junk/debris in public view and overgrown vegetation at front and side yards. Left door hanger. **Re-inspect property next week.**
- Geraldine Drive: Proactive case opened for overgrown weeds and debris. Re-inspection complete. Overgrown weeds removed. Debris unchanged. Contact property owner to discuss case. **Re-inspect property next week.**



- Luella Drive – Case 1: Proactive case opened for inoperable vehicle. Left door hanger. Re-inspection complete. Vehicle unchanged. Contact made with property owner who requested an extension. Extension granted. **Re-inspect property this week.**
- Santa Cruz Drive: Proactive case opened for junk/debris in public view. Left door hanger. **Re-inspect property next week.**
- Shirley Drive: Proactive case opened for overgrown hedges/bushes obstructing the view of oncoming traffic. Contact made with property owner. Hedges scheduled to be trimmed next week. **Re-inspect property this week.**

Graffiti Removal:

No graffiti removal this week.